

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 28 March 2012, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

NEW BUSINESS:

- 1. DEBRA J. HOBDAV, requests permission to construct an addition onto a single-family dwelling, without complying with the minimum front-yard setback off of Berwick Street, for property located at 108 GREENWOOD AVENUE, being MAP 504 BLOCK 1 PARCEL 82, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6456)**

- 2. CARLOS A. and CHANTEL N. JANIERO, request permission to increase the overall height of their present accessory three-stall garage, said garage being accessory to a pre-existing nonconforming three-unit dwelling, thereby being defined as an expansion of an accessory nonconforming land use, for property located at 50 – 52 IVY STREET, being MAP 106 BLOCK 6 PARCEL 23, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit - Petition No. 6457)**

3. JOSE and DEBRA PEDRO, request permission to retain living space above a present accessory garage that violates the minimum rear-yard setback requirement, as well as retaining all on-site improvements, which result in exceeding the maximum impervious lot coverage requirement, for property located at 74 MILBURN ROAD, being MAP 408 BLOCK 8 PARCEL 8, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6458)

4. JOHN PACHECO, requests permission to utilize existing accessory floor space (accessory breezeway and garage) for office space, said accessory floor space presently being situated within the residentially zoned portion of a split-zoned property - the majority of the property presently zoned Commercial 1 District and used for professional office purposes - for property located at 8 DOVER AVENUE, being MAP 407 BLOCK 7 PARCEL 1, in a split-zoned COMMERCIAL 1 DISTRICT and RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 6459)

5A. JOEL L. and JANE M. DeMELO, request permission to raze a present mixed-use residential / industrial operation (ceramic shop, woodwork shop and warehouse), said mixed-use being established by variance, and introduce a three-unit residential dwelling, without complying with the minimum side-yard setback requirement, for property located at 30, 32 and 38 JAMES STREET, being MAP 106 BLOCK 7 PARCEL 20, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance - Petition No. 6460)

5B. JOEL L. and JANE M. DeMELO, request permission to raze a present mixed-use residential / industrial operation (ceramic shop, woodwork shop and warehouse), said mixed-use being established by variance, and introduce a three-unit residential dwelling, otherwise defined as a prohibited land use, for property located at 30, 32 and 38 JAMES STREET, being MAP 106 BLOCK 7 PARCEL 20, in a RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6461)

6A. JOEL L. and JANE M. DeMELO, request permission to raze a present mixed-use residential / industrial operation (ceramic shop, woodwork shop and warehouse), said mixed-use being established by variance, and introduce a two-unit residential dwelling, without complying with the minimum side-yard setback requirement, for property located at 30, 32 and 38 JAMES STREET, being MAP 106 BLOCK 7 PARCEL 20.1, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance - Petition No. 6462)

6B. JOEL L. and JANE M. DeMELO, request permission to raze a present mixed-use residential / industrial operation (ceramic shop, woodwork shop and warehouse), said mixed-use being established by variance, and introduce a two-unit residential dwelling, otherwise defined as a prohibited land use due to failing to comply with the minimum lot density requirement, for property located at 30, 32 and 38 JAMES STREET, being MAP 106 BLOCK 7 PARCEL 20.1, in a RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6463)

7A. JOHN D. JARRELL, requests permission to convert a present rooming house to a three-unit dwelling as well as convert a separate structure containing pre-existing nonconforming commercial offices to a less intense, albeit nonconforming, four-unit dwelling, resulting in excessive off-street parking being situated within the front-yard setback, for property located at 3120 – 3126 PAWTUCKET AVENUE, being MAP 310 BLOCK 1 PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Dimensional Variance - Petition No. 6464)

7B. JOHN D. JARRELL, requests permission to convert a present rooming house to a three-unit dwelling as well as convert a separate structure containing pre-existing nonconforming commercial offices to a four-unit dwelling – multi-unit residences being permitted by special use permit in accordance with Section(s) 19-216 – 19-218, for property located at 3120 – 3126 PAWTUCKET AVENUE, being MAP 310 BLOCK 1 PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Special Use Permit - Petition No. 6465)

8A. VIJAY and MRINAL MALHOTRA, request permission to retain an expansion of a prohibited industrial ‘wholesale printing’ operation without complying with several dimensional criteria, to include excessive impervious lot coverage, deficient travel aisle width, deficient off-street parking buffer, deficient off-street parking stalls, and deficient off-street loading stall dimensions, for property located at 150 NEWPORT AVENUE, being MAP 501 BLOCK 01 PARCEL 7, in a

COMMERCIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6466)

8B. VIJAY and MRINAL MALHOTRA, request permission to retain an expansion of a prohibited industrial 'wholesale printing' operation, for property located at 150 NEWPORT AVENUE, being MAP 501 BLOCK 01 PARCEL 7, in a COMMERCIAL 3 DISTRICT. (Use Variance - Petition No. 6467)

**EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK**

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.